

Proposed Site Plan Review Regulations Spreadsheet Attachment 2

Current

TABLE 6 – PARKING STANDARDS BY USE (Sheet 1 of 2)	
USES	PARKING STANDARDS*
AGRICULTURAL	
Animal Shelter	1 space/250 s.f.
Veterinary Clinic	1 space/200 s.f.
RESIDENTIAL	
Bed and Breakfast	1 space/unit plus 1space/permanent resident
General Residential Standards	1 space/dwelling unit, plus one additional space for every group of three or more
Group Dwellings (Family Home, Group Home, Community Care Facility, Therapeutic Community Residence, Shelter Residence)	1 space/3 bedrooms or sleeping rooms
PUBLIC ASSEMBLY/FACILITY	
Boarding House	1 space/400 s.f.
Club or Lodge	1 space/4 persons of rated capacity
Community Center	4 spaces/1000 s.f.
Cultural Center (i.e. Gallery, Museum)	1 space/300 s.f.
Day Care Facility	1 space/teacher or employee plus 1loading space/6 students
Hospital	1.5 spaces/bed
Nursing Home	1 space /3 beds
Religious Institution	1 space /4 seats at maximum capacity
School – Elementary	1 space/each 15 students of design capacity
School – Junior High	1 space/each 10 student of design capacity
School - High School	1 space/each 10 students of design capacity plus 1 space/400 s.f. of office space
School – Trade	1 space/4 students
School - College/University	3.3 spaces/1000 s.f.
Theatre or Auditorium	1 space/4 seats
Tourist Home	1 space/unit plus 1/permanent resident
RECREATIONAL	
Ballfields	20 spaces or 1 space /3 fixed seats, whichever is greater
Bowling Alley	3 spaces/Lane plus required spaces for restaurant facility
Camp (Day or Youth)	1 space/Employee plus 1 space/camp vehicle
Campground	1 space/Campsite plus 1 space/employee
Golf Course or Range	5 spaces/Tee plus required spaces for restaurant facility
Indoor Recreation - Misc.	1 space/200 s.f.
Outdoor Courts	3 spaces/Court

Proposed Site Plan Review Regulations Spreadsheet Attachment 2

TABLE 6 – PARKING STANDARDS BY USE (SHEET 2 OF 2)	
USES	PARKING STANDARDS
OFFICE	
Home Occupation	
Medical Office or Medical Office Building	1 space/250 s.f.
Office or Office Building	1 space/300 s.f.
COMMERCIAL	
Bank	1 space/250 s.f.
Bar/Lounge or Night Club	1 space/50 s.f.
Beauty or Barber Shop	2 spaces/beauty or barber chair
Discount Store	1 space/300 s.f.
Funeral Home	1 space/4 patron seats or 20 spaces, whichever is greater
Garden & Farm Supply/Nursery	1 space/1000 s.f. plus 1space/2000 s.f. of land area
General	1 space/250 s.f.
Hotel/Motel with Restaurant/Lounge	1.5 spaces/sleeping room
Hotel/Motel without Restaurant/Lounge	1 space/sleeping room
Repair Service or Shop	1 space/600 s.f.
Restaurant	1 space/100 s.f.
Retail Store	1 space/250 s.f.
Shopping Center	4 spaces/1000 s.f.
Supermarket, Grocery Store, neighborhood Store	1 space/300 s.f.
Storage Facility	3 spaces plus 1space/each 100 individual storage units
ROAD SERVICE	
Automotive Services	1 space/400 s.f.
Auto Service Station and Repair Garage	2 spaces/service bay; service bay is not a parking space
Auto Service Station without Repair Garage	1.5 spaces/fuel nozzle
Convenience Store	1 space/200 s.f.
Fast Food Restaurant	1 space/75 s.f.
Marina	1 space/3 motor boat slips
Motor Vehicle Sales	1 space/300 s.f. plus 1 space/5000 s.f. of outdoor display area
INDUSTRIAL	
Cottage Industry	1 space/employee
Industry and Light Industry	1.5 spaces/1000 s.f.
Transportation Terminal	1 space/400 s.f.
Warehousing	1 space/1000 s.f.

Proposed Site Plan Review Regulations Spreadsheet Attachment 2

Proposed

TABLE 7 – PARKING STANDARDS BY USE (Sheet 1 of 2)	
USES	PARKING STANDARDS*
AGRICULTURAL	
Animal Shelter	1 space/250 s.f.
Veterinary Clinic	1 space/200 s.f.
RESIDENTIAL	
Bed and Breakfast	1 space/unit plus 4 spaces
Condominium (Townhouse Style)	2 spaces/unit
General Residential Standards	2 spaces/dwelling unit, plus appropriate visitor parking for all attached housing or cluster group housing
Group Dwellings (Family Home, Group Home, Community Care Facility, Therapeutic Community Residence, Shelter Residence)	2 spaces plus 1 additional space/3 bedrooms or sleeping rooms
PUBLIC ASSEMBLY/FACILITY	
Boarding House	1 space/400 s.f.
Club or Lodge	1 space/4 persons of rated capacity
Community Center	4 spaces/1000 s.f.
Cultural Center (i.e. Gallery, Museum)	1 space/300 s.f.
Day Care Facility	1 space/teacher or employee plus 1 loading space/6 students
Hospital	1.5 spaces/bed
Nursing Home	1 space /3 beds
Public Assembly	1 space /4 seats at maximum capacity
School – Elementary	1 space/each 15 students of design capacity
School – Junior High	1 space/each 10 student of design capacity
School - High School	1 space/each 10 students of design capacity plus 1 space/400 s.f. of office space
School – Trade	1 space/4 students
School - College/University	3.3 spaces/1000 s.f.
Theatre or Auditorium	1 space/4 seats
Tourist Home	1 space/unit plus 1/permanent resident
RECREATIONAL	
Ballfields	20 spaces or 1 space /3 fixed seats, whichever is greater
Bowling Alley	3 spaces/Lane plus required spaces for restaurant facility
Camp (Day or Youth)	1 space/Employee plus 1 space/camp vehicle
Campground	1 space/Campsite plus 1 space/employee
Golf Course or Range	5 spaces/Tee plus required spaces for restaurant facility
Health Club	8 spaces/1000 s.f.
Indoor Recreation - Misc.	1 space/200 s.f.
Outdoor Courts	3 spaces/Court

Proposed Site Plan Review Regulations Spreadsheet Attachment 2

TABLE 7 – PARKING STANDARDS BY USE (Sheet 2 of 2)	
USES	PARKING STANDARDS*
OFFICE	
Home Occupation	
Medical Office or Medical Office Building	1 space/250 s.f.
Office or Office Building	1 space/300 s.f.
COMMERCIAL	
Bank	1 space/250 s.f.
Bar/Lounge or Night Club	1 space/50 s.f.
Beauty or Barber Shop	2 spaces/beauty or barber chair
Discount Store	1 space/300 s.f.
Funeral Home	1 space/4 patron seats or 20 spaces, whichever is greater
Garden & Farm Supply/Nursery	1 space/1000 s.f. plus 1space/2000 s.f. of land area
General	1 space/250 s.f.
Hotel/Motel with Restaurant/Lounge	1.5 spaces/sleeping room + 1 for each employee (largest shift)
Hotel/Motel without Restaurant/Lounge	1 space/sleeping room + 1 for each employee (largest shift)
Repair Service or Shop	1 space/600 s.f.
Restaurant	1 space/100 s.f.
Retail Store	1 space/250 s.f.
Shopping Center	4 spaces/1000 s.f.
Supermarket, Grocery Store, neighborhood Store	1 space/300 s.f.
Storage Facility	3 spaces plus 1space/each 100 individual storage units
ROAD SERVICE	
Automotive Services	1 space/400 s.f.
Gasoline Service Station and Repair Garage	2 spaces/service bay; service bay is not a parking space
Gasoline Service Station without Repair Garage	1.5 spaces/fuel nozzle
Convenience Store	1 space/200 s.f.
Fast Food Restaurant	1 space/75 s.f.
Marina	1 space/3 motor boat slips
Motor Vehicle Sales	1 space/300 s.f. plus 1 space/5000 s.f. of outdoor display area
INDUSTRIAL	
Cottage Industry	1 space/employee
Industry and Light Industry	1.5 spaces/1000 s.f.
Transportation Terminal	1 space/400 s.f.
Warehousing	1 space/1000 s.f.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.1.1	NA	<u>"Technical Review with Town Staff Anyone planning to submit an application for site review is strongly encouraged to meet with Town staff as early as possible in the process. The Town Planner may arrange for a meeting with appropriate department heads to discuss the proposal with the applicant to bring forward any concerns or information the applicant may need to address in the preparation of their application."</u>	This new paragraph was requested by the former Town Planner to encourage applicants to engage with Planning and Land Use Office staff early in the application process to preclude problems observed when applicants wait until submitting applications.
2.2.4(2)	"Professional Legal Services - The applicant shall be responsible for the cost of all professional legal services retained by the Town as part of a project. The applicant shall sign the Agreement for Professional Legal Services form at the time of application. This form is available at the Planning & Land Use Office."	"Professional Legal Services - The applicant shall be responsible for the cost of all professional legal services retained by the Town as part of a project. The applicant shall sign the Agreement for Professional Legal Services form at the time of application. This form is available at the Planning & Land Use Office. "	This proposed change eliminates reference to an agreement that does not exist.
2.4.1	The design review submission is a tool to assist the Applicant in providing complete information for the project. The Applicant shall submit complete drawings and supporting information to address the requirements of the regulations. A complete checklist shall be provided to assist design review. The submittal package shall be checked for completeness. If all the required items are not submitted, the submittal will be returned to the Applicant."	The design review submission is a tool to assist the Applicant in providing complete information for the project. <u>The object of design review is to allow the board the opportunity to understand what is being proposed and for the developer to gather information regarding concerns from the Board, abutters and the public.</u> The Applicant shall submit complete drawings and supporting information to address the requirements of the regulations <u>and the essential characteristics of the site</u> . A completed checklist shall be provided to assist design review. The submittal package shall be checked for completeness. If all the required items are not submitted, the submittal will be returned to the Applicant."	This proposed change is based on discussions with the former Town Planner and Board members regarding the purpose and submission requirements for a design review. The current regulations require a level of detail and documentation appropriate for a formal applications but not for a design review. The materials required to be submitted are delineated in the paragraphs that follow.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.4.2(6) (Also 2.4.5(1), 2.5.1(7), and 2.6.3(6))	Include six (6) sets of plans (three full sets and three sets of only the sheets the Planning Board would sign) as required by Article 3 and in accordance with the requirements for design standards and improvements as outlined in Article 4.	Include <u>three (3) sets of full size revised drawings, twelve (12) sets of 11' x 17' drawings and a pdf format file</u> as required by Article 3, and in accordance with the requirements for design standards and improvements as outlined in Article 4.	This proposed change updates the requirements to be consistent with technology changes, current practice, and stipulations in current Notices of Decision approved by the Planning Board.
2.4.2(7)	"Include escrow for review cost in sufficient amount determined by the Planning Board. Escrow account shall be periodically reviewed to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed."	Include escrow for review cost, <u>if applicable</u> , in sufficient amount determined by the <u>Town's Engineer and Planning and Land Use Office</u> . Escrow account shall be periodically reviewed to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed.	This proposed change updates the requirements to be consistent with current processes employed for several years with the consent of the Planning Board.
2.4.2(8)	NA	<u>"Pre-application discussions with the Planning and Land Use Office are encouraged. Statements made during pre-application discussions shall not be binding on the applicant. Planning and Land Use Office, or Planning Board."</u>	This new paragraph was requested by the former Town Planner to encourage applicants to engage with Planning and Land Use Office staff early in the application process to preclude problems observed when applicants wait until submitting applications.
2.4.5(3)	"If the Applicant elects to have a design review meeting with the Planning Board, revised plans shall be submitted not later than ten (10) working days prior to the scheduled design review meeting with the Planning Board."	If the Applicant elects to have a second design review meeting with the Planning Board, revised plans shall be submitted not later than <u>seven (7)</u> days prior to the scheduled design review meeting with the Planning Board.	This proposed changes updates requirement to be consistent with document submission times specified in other articles in current/draft Site Plan Review and Subdivision regulations.
2.5.1(5)	"Be accompanied by the correct application fee, if not already paid under pre-application design review submittal."	"Be accompanied by the correct application fee, <u>if not already paid under pre-application design review submittal</u> ."	This proposed changes updates requirement to be consistent with current processes.
2.5.1(9)	"Include a materials quantity list for all improvements excluding buildings and a summary total for bond estimate for the project."	Include a materials quantity list for all <u>street work and utility installations, improvements excluding buildings</u> and a summary total for bond estimate for the project.	This proposed change clarifies what work is to be included in material list for escrow estimate and makes requirement language consistent with State statutes.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.5.1(10)	"Include escrow for review cost in sufficient amount determined by the Planning Board. Escrow account shall be periodically reviewed to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed."	Include escrow for review cost <u>if applicable</u> , in sufficient amount determined by the Planning Board <u>Town's Engineer and Planning and Land Use Office</u> . Escrow account shall be periodically reviewed to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed.	This proposed change updates the requirements to be consistent current processes employed for several years with the consent of the Planning Board.
2.5.3	"The Formal Application must be delivered at least fifteen (15) days prior to the Planning Board meeting at which the Application is considered for acceptance...."	"The Formal Application must be delivered at least twenty-one (21) <u>seven (7)</u> days prior to the Planning Board meeting at which the Application is considered for acceptance."	This proposed changes updates the requirements to be consistent with current State statutes.
2.5.9(1)	NA	<u>"Submitted Materials"</u> <u>All materials to be submitted to the Board for consideration shall be submitted prior to the meeting so that Board members, the public, and other Town Departments or consultants may have sufficient opportunity to review the application without unnecessarily rushing the review and/or delaying the proceedings of the meeting. The following shall apply: "</u>	This proposed change mirrors language in the Subdivision Regulations on submittal of materials that doesn't currently exist in the Site Plan Review Regulations and brings the two regulations into alignment.
2.5.9(1)(a)	NA	<u>"New Materials"</u> <u>New materials shall be submitted to the Board at least a minimum of 15 days prior to a meeting when new materials will be considered. "</u>	This proposed change mirrors language in the Subdivision Regulations on submittal of materials that doesn't currently exist in the Site Plan Review Regulations and brings the two regulations into alignment.
2.5.9(1)(b)	NA	<u>"Continued Meetings"</u> <u>When consideration of an application is continued and new information is required, the Board shall specify the deadline for filing this new information. In no case shall it be less than 15 days prior to the meeting. Revised materials shall be filed no less than 7 days prior to the meeting. The deadline shall be stated in the motion to continue. "</u>	This proposed change mirrors language in the Subdivision Regulations on submittal of materials that doesn't currently exist in the Site Plan Review Regulations and brings the two regulations into alignment as well as being consistent with Planning Board Rules of Procedure.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.5.10(3)	"If the Board grants conditional approval of an application, the conditions shall be stated in writing and the plan shall not be signed and released for permit issuance until fulfillment of such conditions."	"If the Board grants conditional approval of an application, the conditions shall be stated in writing and the plan shall not be signed and released for permit issuance until fulfillment of such conditions. <i>Unless otherwise specified, within the approval, the applicant shall have twelve months to comply with the conditions of the approval and have the plan signed by the Board. If the conditions are not met within twelve months the conditional approval shall lapse, unless a mutually agreeable extension has been granted by the Board. Extensions shall be granted only if there have been no amendments to the Zoning Ordinance, Subdivision Regulations, Non-residential Site Plan Review Regulations, or any other ordinances and regulations which would render the subdivision plan non-conforming, and if all other required permits are still valid.</i> "	The Site Plan Review Regulations do not currently contain requirements for timely completion of precedent conditions, which is a problem identified by the Planning Board needing correction. The added text mirrors requirements in the Subdivision Regulations, which corrects the problem and brings the two sets of regulations into alignment.
2.5.12	"Where no active and substantial work (as defined in Article 12, Definitions) has commenced upon a site, plans that are approved and signed by the Board shall expire one year from the date the plan is signed. An extension, ..."	"Where no active and substantial work (as defined in Article 12 <u>13</u> , Definitions) has commenced upon a site, plans that are approved and signed by the Board shall expire one year <u>two years</u> from the date the plan is signed <u>(see NH RSA 674:39(2))</u> . An extension, ..."	This proposed change corrects a reference and updates requirement consistent with current State statutes (and current practice/Board application approvals).

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.5.13 (also 2.6.4(7))	"Prior to obtaining Board signature, the Applicant shall submit two (2) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse two (2) paper copies of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Planning Department shall retain a signed and approved reproducible 11"x17", and PDF format on CD with supporting documents for Town records."	"Prior to obtaining Board signature, the Applicant shall submit two (2) complete <u>full size and one (1) 11" x 17"</u> paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse two (2) full size paper copies <u>and one (1) 11" x 17" copy</u> of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings street work and utility installation. The Planning Department Planning and Land Use Office shall retain a signed and approved reproducible 11"x17", and PDF .pdf format file on CD with supporting documents for Town records."	This proposed change updates this subarticle to be consistent with current processes that have been in place for several years.
2.5.14	NA	"Revocation of Approval <i>If an approval is revoked per RSA 676:4-a, which includes failure of the applicant to perform work in accordance with the conditions of approval or within the time limits stipulated in the approval, the revocation process in RSA 676:4-a shall be followed."</i>	RSA stipulates the conditions and process for revoking approvals. This includes expiration of plans per approval (which have to be formally revoked per this RSA). These State requirements are not currently referenced or delineated in Barrington Planning Board regulations.
2.6.1	"The Planning Board Chair, or the Chair's designated appointee, shall review the submittal items and determine if the plan meets the minor site plan criteria. If it is ..."	" <u>The Town Planner</u> , or the Planning Board Chair, or the Chair's designated appointee, shall review the submittal items and determine if the plan meets the minor site plan criteria. If it is ..."	This proposed change updates the subarticle to be consistent with current processes in place for several years with consent of the Planning Board.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.6.2(9)	NA	"The total cost for the project does not exceed \$100,000."	This proposed change was discussed multiple times by the Planning Board with the former Town Planner, with all agreeing this is an appropriate and needed change.
2.6.3(8)	"Include a materials quantity list for all improvements excluding buildings and a summary total for bond estimate for the project."	Include a materials quantity list for all improvements excluding buildings and street work , and a summary total for bond estimate for the project.	This proposed change clarifies what work is to be included in material list for escrow estimate and makes requirement language consistent with State statutes.
2.6.3(9)	"The applicant shall include escrow for review cost in sufficient amount determined by the Planning Board. Escrow account shall be periodically reviewed by the Board to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed."	"The applicant shall include escrow for review cost in sufficient amount determined by the Planning Board <i>designee after consultation with the Town's Engineer</i> . Escrow account shall be periodically reviewed by the Board to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed."	This proposed change updates this subarticle to be consistent with current processes that have been in place for several years.
3.2.7	"A legend shall be placed on each sheet of the plans. The legend shall show and describe each symbol used on the plan."	"A legend shall be placed on each <i>the first</i> sheet of the plans. The legend shall show and describe each symbol used on the plan. <i>A legend with applicable symbols shall also be placed on the sheet, or the first sheet of a subset addressing specific systems/aspects of the plans (such as utilities, drainage, landscaping, lighting, etc.).</i> "	Modified to clarify use of legends consistent with forthcoming change to Subdivision Regulations. That change is being made to address requirements that were deemed onerous for which the Planning Board has recently been approving waivers to provide relief to applicants. Change is consistent with language in those waivers.
4.4.2	"Non-municipal utilities shall include but not be limited to gas, electric, telephone, and cable television."	"Non-municipal utilities shall include but not be limited to gas, electric, <i>solar energy generation</i> , telephone, and cable television."	Proposed change updates subarticle to include solar energy generation that was added to the Zoning Ordinance in 2020.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.7.2(4) (also 4.7.2(10))	"A summary table of each swale and channel indication project location, cross-section/channel width, slope, Manning's "n" value, peak discharge, depth of flow, and peak velocity for the design storm."	"A summary table of each swale and channel indication project location, cross-section/channel width, slope, Manning's "n" value, peak discharge, depth of flow, <u>pretreatment</u> , and peak velocity for the design storm."	Proposed change addresses a problem identified during consideration of an application. The Planning Board questioned an applicant on the lack of pretreatment information for the drainage, to which the applicant (correctly) responded that it was not required in the regulation. The Planning Board subsequently agreed this should be added to the requirement.
4.7.2(12)	NA	<u>"If the drainage system may connect to another for future adjacent development or discharges to an existing drainage system, those connection(s) shall be stipulated on the plans and the study shall address how the interconnected systems meet all the requirements above."</u>	Proposed change addresses a problem identified during consideration of an application. The Planning Board questioned an applicant as to why during discussion of the application for a previous adjacent development there was no discussion of the potential connection of the drainage to a future development. The applicant responded that the Planning Board should have known this given the proximity of the previous development to land to be developed and felt no obligation to address it. The Planning Board subsequently agreed this should be addressed in the Site Plan Review Regulations.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.8.2(3)	"Separation of Access Points - Access points shall not be located closer than 50 feet from intersecting streets. Access points shall not be located closer than 75 feet from one another on the same side of the street in the Village District (VD) zoning district and 150 feet from one another on the same side of the street in all other zoning districts."	"Separation of Access Points - Access points shall not be located closer than 50 feet from intersecting streets. Access points shall not be located closer than 75 feet from one another on the same side of the street in the Village District (VD) and Town Center (TC) zoning districts and 150 feet from one another on the same side of the street in all other zoning districts. <u>Measurement shall be between the edge of the pavement of each driveway, excluding flared pavement at the apron.</u> "	Proposed change makes language consistent with Zoning Ordinance and add clarification requested by former Town Planner based on questions from, and experience with, applicants.
4.8.6 (new)	NA	<u>"Number of Access Points</u> <u>Only one (1) access point per lot shall be allowed unless specifically authorized by NHDOT for a State Driveway Permit, or, if waived by the Planning Board under Article 8. "</u>	Propose change is recommendation from review by Town's Engineer requested by former Town Planner. This change only moves requirement up from location further down in article.
4.8.7 (formerly 4.8.6)	"The minimum sight distance shall be 300 feet in all directions meeting the requirements for roadway intersections of the Barrington Subdivision Regulations (Unless otherwise required by the NHDOT as part of a State Driveway Permit). Proper visibility easements shall be provided to meet the sight distance requirements."	"The minimum sight distance shall be 300 feet in all directions meeting the requirements for roadway intersections of the Barrington Subdivision Regulations (meet the requirements prescribed by the current edition of AASHTO's A Policy on Geometric Design of Highways and Streets (Green Book) unless otherwise required by the NHDOT as part of a State Driveway Permit (see Table 1). Proper visibility easements shall be provided to meet the sight distance requirements."	Propose change is recommendation from review by Town's Engineer requested by former Town Planner that updates base reference and directs reader to Table 1.
4.8.7(1)	NA	<u>"Height of sight distance measurements shall be 3.5' above the proposed surface."</u>	New requirement based on recommendation from review by Town's Engineer requested by former Town Planner.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.8.7(2)	NA	"The vertex of the sight triangle shall be set 20' from the edge of traveled way on the major street. In cases where there is no white line, the vertex shall be set 20' from the edge of pavement. The vertex shall be centered on the lane subject to stop control."	New requirement based on recommendation from review by Town's Engineer requested by former Town Planner.
4.8.7(3)	NA	"A sight distance profile and plan showing intersection sight triangles, stamped by a NH Professional Engineer or Licensed Land Surveyor shall be provided, demonstrating that the recommended sight distances are achieved, and the area within the sight triangle is free of sight obstructions. The Planning Board may make exceptions for signs, utility poles, mailboxes, and fire hydrants."	New requirement based on recommendation from review by Town's Engineer requested by former Town Planner.
4.8.8 (formerly 4.8.7)	"The sight distance shall be measured at the point of entry onto a public road and shall meet the following standards:"	" <u>The minimum sight distance shall meet the requirements prescribed by the current edition of AASHTO's A Policy on Geometric Design of Highways and Streets (Green Book).</u> The sight distance shall be measured at the point of entry onto a public road and shall meet the following standards:"	New requirement based on recommendation from review by Town's Engineer requested by former Town Planner.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.9.4(2)	"Disabled Persons - Single handicapped spaces shall be 13 feet wide by 18 feet long. Where two (2) or more spaces are required they will be designed as shown in Figure 6 below. Handicapped parking shall be provided by all uses at a rate of one (1) space per 25 total required up to 100 spaces, and 1 handicapped space for every 50 spaces required thereafter. No less than one (1) handicapped space shall be provided for any nonresidential uses or as required by the Americans with Disabilities Act. Handicapped spaces should be placed as close to the doorway or covered walkway as possible, and ramps should bridge any intervening curb or step. Parking access aisles shall be part of the accessible route to the building or facility entrance. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility. A vehicle parked in the space shall not obscure such sign."	<u>"Handicap Persons - All accessible space dimensions and layout shall conform to current ADA requirements, and be designed as shown in Figure 6 below. The number of accessible parking spaces shall be provided in accordance with the Table 4 below. No less than one (1) accessible space shall be provided for any nonresidential uses or as required by the Americans with Disabilities Act. Accessible spaces shall be placed as close to the doorway or covered walkway as possible, and ramps shall bridge any intervening curb or step. Parking access aisles may be part of the accessible route to the building or facility entrance, provided that appropriate pavement striping is employed to designate the accessible route. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility." [Remainder of existing 4.9.4(2) deleted.]</u>	Requirement update based on recommendation from review by Town's Engineer requested by former Town Planner.
Table 4	NA	Table adds requirements for minimum number of accessible spaces based on total parking spaces. Please see Attachment 1	Table added based on recommendation from review by Town's Engineer requested by former Town Planner.
Tables 4-8	Tables 4-8	Tables renumbered to 5-8 and current Table 8 deleted.	Table renumbering due to table insertion and deletion of current Table 8 as it pertained to signage that is now in the Zoning Ordinance.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.9.6(1)	"Minimum Off-Street Loading Requirements - Every structure constructed after the effective date of this ordinance and used for business, trade or industry, shall provide space on the premises as indicated in Table 5 for the unloading and loading of vehicles. Such space shall have access to a public alley, or if there is no alley, to a public street."	"Minimum Off-Street Loading Requirements - Every structure constructed after the effective date of this ordinance and used for business, trade or industry, <u>or structure that predates this ordinance that is modified to incorporate a new loading access or dock</u> , shall provide space on the premises as indicated in Table 5 for the unloading and loading of vehicles to <u>accommodate the unloading and loading of the anticipated type and number of delivery vehicles. As a minimum, the number of spaces in Table 6 shall be provided</u> . Such space shall have access to a public alley, or if there is no alley, to a public street."	Proposed change resulted from problem with applicant who stated that addition of loading dock to existing structure didn't have to comply with these requirements based on wording of subarticle. The Planning Board and former Town Planner subsequently agreed these requirements needed to be modified as indicated.
4.9.6(3)	NA	"Loading areas shall be designed so that, without resorting to extraordinary movements, vehicles may maneuver without backing onto or off of a public street."	During discussions between the Planning Board and former Town Planner about change to 4.9.6(1), all parties also agreed that this addition to the requirements is necessary to address problems with parking and unloading in public right-of-ways experienced by the Town.
4.9.6(4)	NA	All loading and unloading shall be accommodated on the subject parcel. No such activities shall be permitted to occur in a public right-of-way.	During discussions between the Planning Board and former Town Planner about change to 4.9.6(1), all parties also agreed that this addition to the requirements is necessary to address problems with parking and unloading in public right-of-ways experienced by the Town.

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Article	Current	Proposed	Explanation
4.9.7(5)	<p>"Perimeter Shade Trees - Shade trees shall be provided around the perimeter of all parking areas at a minimum ratio of 1 tree per 20 feet of parking lot perimeter. In portions of parking areas where screening is required, shade trees shall be provided along the perimeter at a minimum ration of 1 tree per 50 feet of parking lot perimeter in addition to the required screening. Trees may be clustered or grouped, if desired, as long as clusters/groups are not more than 75 feet apart."</p>	<p>Perimeter Shade Trees - Shade trees shall be provided around the perimeter of all parking areas at a minimum ratio of 1 tree per 20 40 feet of parking lot perimeter. In portions of parking areas where screening is required, shade trees shall be provided along the perimeter at a minimum ration of 1 tree per 50 feet of parking lot perimeter in addition to the required screening. Trees may be clustered or grouped, if desired, as long as clusters/groups are not more than 75 feet apart.</p>	<p>Change proposed by former Town Planner based on experience, consultation with Town Engineer, and input from applicant engineering firms.</p>

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.9.7(6)	Screening from Public Right-Of-Way - All off-street parking areas located at the front or side of principal buildings or on vacant lots shall be screened from the public right-of-way with appropriate screening, as described in Section 4.10, to provide at least 50% vertical opacity on average up to a height of 3-1/2 feet above grade, excluding sight distance areas at vehicular entrances and exits. If vegetation is used a hedge should be planted which is reasonably expected to reach this opacity and height within 1 year. If non-vegetative materials are used, appropriate ground cover, shrubs, and trees shall be planted (or retained) within the front area to soften the development.	Screening from Public Right-Of-Way - All off-street parking areas located at the front or side of principal buildings or on vacant lots shall be screened from the public right-of-way with appropriate screening, as described in Section 4.10 at least 50% vertical opacity on average up to a height of 3-1/2 feet above grade, excluding sight distance areas at vehicular entrances and exits. If vegetation is used a hedge should be planted which is reasonably expected to reach this opacity and height within 1 year. Along the perimeter of parking lots with ten or more spaces, deciduous trees tolerant to the climatic conditions of Barrington shall be planted at forty (40) feet on center. Within the perimeter, shrubs shall be planted between the deciduous trees at five (5) feet on center. The shrubs shall be a mix of deciduous and evergreen species, tolerant to the climatic conditions of Barrington and shall be a minimum height of two (2) feet at the time of planting. If non-vegetative materials are used, appropriate ground cover, shrubs, and trees shall be planted (or retained) within the front area to soften the development. <u>All trees, shrubs and landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance.</u>	Change proposed by former Town Planner based on experience, consultation with Town Engineer, and input from applicant engineering firms.
4.9.7(6)(a)	NA	"At the discretion of the Planning Board, alternative methods of perimeter screening may be permitted."	Proposed change based on discussions between the former Town Planner and the Planning Board with the Board requesting this flexibility.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.9.9(3)	"Optimal Parking Location - All nonresidential parking areas with at least 50% of the spaces located on the side or rear of the primary structure may be permitted a partial reduction from the parking standards."	"Optimal Parking Location - All nonresidential parking areas with at least 50% of the spaces located on the side or rear of the primary structure may be permitted a partial reduction from the parking standards."	Proposed change based on discussions between the former Town Planner, Town Engineer, and the Planning Board.
Table 7 (formerly Table 6)	Please Attachment 2	Please Attachment 2	Proposed change based on changes to parking space table recently agreed upon by the Planning Board and recommendations from review by Town's Engineer requested by former Town Planner.
4.10.3(4)	"The applicant shall be responsible to replace any trees designated to remain, which have been damaged, killed, or removed as a result of construction activities. The Planning Board requires replacement-in-kind, per caliper inch of deciduous trees and by height for evergreens. Two inch caliper deciduous trees and 4 foot tall evergreens shall be the minimum size used for replacement. For example, if a 24-inch caliper deciduous tree is damaged or killed during construction, the applicant shall replace the tree with six 4 inch caliper trees, or any other combination that adds up to 24 caliper inches. A 36-foot tall evergreen, for example shall be replaced with six 6 foot tall evergreen, or any other combination adding up to 36 feet."	"The applicant shall be responsible to replace any trees designated to remain, which have been damaged, killed, or removed as a result of construction activities <u>if they were alive and removal had a significant impact as a visual buffer</u>. The Planning Board requires replacement-in-kind, per caliper inch of deciduous trees and by height for evergreens. Two inch caliper deciduous trees and 4 foot tall evergreens shall be the minimum size used for replacement. For example, if a 24-inch caliper deciduous tree is damaged or killed during construction, the applicant shall replace the tree with six 4 inch caliper trees, or any other combination that adds up to 24 caliper inches. A 36-foot tall evergreen, for example shall be replaced with six 6 foot tall evergreen, or any other combination adding up to 36 feet."	Change proposed by former Town Planner based on experience, the requirement is overly prescriptive, it is onerous from a compliance and enforcement standpoint, consultation with Town Engineer and input from applicant engineering firms.
4.11.5(2)(i)	"Signs - The design of signs should reflect the scale ... and those of other signs in the surroundings."	"Signs - The design of signs should reflect the scale ... and those of other signs in the surroundings. <u>Signage will only be reviewed as part of an overall site plan; approval shall be per Article 20 of the zoning ordinance.</u>"	Proposed change addresses frequent questions posed to the Planning and Land Use Office with regard to approval of signage.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.12.2(7)(a)	"Lighting levels on gas station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Article 5 of the Site Plan Review Regulations shall be used for that purpose."	"Lighting levels on gas station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Article 5 of the Site Plan Review Regulations shall be used for that purpose. "	Proposed change deletes reference to sign regulations, which have been moved to the Zoning Ordinance.
4.13.4	"As pertains to this regulation, a State Site Specific permit is required for the following:"	"As pertains to this regulation, a State Site-Specific Alteration of Terrain (AOT) permit is required for the following:"	Change proposed by the Town Engineer to update requirement consistent with current State processes/regulations.
4.13.4(1)	"Any project involving the dredging, excavation, filling, mining, transporting of forest products, construction, earth moving, or other significant alteration of the characteristics of the terrain as defined in Env-Ws 415.02 that will occur in or on the border of the surface waters of the State."	<i>"An alteration of terrain permit is required whenever a project proposes to disturb more than 100,000 square feet of terrain (50,000 square feet if any disturbance is within the protected shoreline as defined by RSA 483-B). Or if the project disturbs any area having a 25% or steeper land slope and is within 50 feet of any surface water, then a permit is also required. The program applies to both earth moving operations, such as gravel pits, as well as, industrial, commercial and residential developments. Any project involving the dredging, excavation, filling, mining, transporting of forest products, construction, earth moving, or other significant alteration of the characteristics of the terrain as defined in Env-Ws 415.02 that will occur in or on the border of the surface waters of the State."</i>	Change proposed by the Town Engineer to update requirement consistent with current State processes/regulations.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.13.4(2)	"Construction, earth moving, or other significant alteration of the characteristics of the terrain as defined in Env-Ws 415.02 when a contiguous area of 100,000 or more square feet will be disturbed, or 50,000 or more square feet within 250 feet of public waters will be disturbed (except that 1st- through 4th order streams are excluded)."	"Construction, earth moving, or other significant alteration of the characteristics of the terrain as defined in Env-Ws 415.02 when a contiguous area of 100,000 or more square feet will be disturbed, or 50,000 or more square feet within 250 feet of public waters will be disturbed (except that 1st- through 4th-order streams are excluded)."	Change proposed by the Town Engineer to update requirement consistent with current State processes/regulations and information incorporated into 4.13.4(1).
4.13.4(3)	"For sites which do not require a Sites Specific permit, the application ... should be limited to near pre-development levels."	Renumber to 4.13.4.(2). "For sites which do not require an Sites Specific 40T permit, the application ... should be limited to near pre-development levels."	Change proposed by the Town Engineer to update requirement consistent with current State processes/regulations.
Article 5	Article promulgates sign requirements.	Delete entire article.	Sign requirements moved to Zoning Ordinance and approved by the voters.
Article 9	"The owner of a development may ... will not affect the purpose and intent of these regulations. This shall not apply to design and construction standards."	"The owner of a development may ... will not affect the purpose and intent of these regulations. This shall not apply to design and construction standards."	RSA 674.44 specifically requires site plan review regulations contain a provision to waive <u>any</u> portion of the regulations (which mirrors a requirement in RSA 674.36 pertaining to subdivision regulations). Therefore, this sentence violates RSA 674.44 and needs to be deleted.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
Article 13	<p>"<u>Active and Substantial Development or Building</u> - Shall mean the expenditure of at least twenty-five percent (25%) of the infrastructure costs required for a development proposal, as indicated by a subdivision or site plan approved by the Planning Board, within twelve (12) months of said approval, where the approved plans have been properly recorded at the Registry of Deeds.</p> <p>Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance with this definition shall also necessitate that a bond or other security to cover the costs of said infrastructure requirements has been posted with the town prior to the beginning of construction, if required as a condition for subdivision or site plan approval."</p>	<p>"<u>Active and Substantial Development or Building</u> - Shall mean the expenditure of at least twenty-five percent (25%) of the infrastructure costs required for a development proposal, as indicated by a subdivision or site plan approved by the Planning Board, within twelve (12) <u>twenty-four (24)</u> months of said approval, where the approved plans have been properly recorded at the Registry of Deeds, if recording of site plans is required. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, <u>driveways</u> and parking <u>lots to a minimum of gravel base and utilities placed in underground conduit</u>. Compliance with this definition shall also necessitate that a bond or other security to cover the costs of said infrastructure requirements has been posted with the town prior to the beginning of construction, if required as a condition for subdivision or site plan approval. <u>(Reference RSA 674:39)</u>"</p>	<p>Change proposed by former Town Planner to update definition consistent with current RSA and provide greater clarity based on recurring questions and feedback from applicants.</p>
Article 13	Twenty-six definitions related to signs.	Delete the definitions.	Sign requirements and definitions moved to Zoning Ordinance and approved by the voters.
Various articles	Two different fonts used over time during revisions.	Regulation reformatted in Times New Roman.	Font selected by the Planning and Land Use Office.
Various articles	Numerous misspellings, missing punctuation, redundant words, incorrect titles, and other grammatical/editorial errors.	Errors identified were corrected. Hyperlinks in document also required repair due to deletion of Article 5 and addition of table.	Corrected errors to improve readability and usefulness of document.

Proposed Site Plan Review Regulations Spreadsheet Attachment 1

TABLE 4 – MINIMUM NUMBER OF ACCESSIBLE SPACES

Total Parking in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1000